



THE
A-TEAM

**RE/MAX
FIRST**

5044 DALHART Road, Calgary T3A 1V8

MLS®#: **A2172453**

Area: **Dalhousie**

Listing Date: **10/11/24**

List Price: **\$823,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1971**

Lot Information

Lot Sz Ar: **7,620 sqft**
Lot Shape:

Access:

Lot Feat: **Lawn, Landscaped, Many Trees**
Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **1,522**
Low Sqft:
Ttl Sqft: **1,522**

DOM

18
Layout
Beds: **7 (4 3)**
Baths: **1.5 (1 1)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Brick, Vinyl Siding**
Flooring: **Carpet, Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	4`1" x 4`8"
Dining Room	Main	13`10" x 9`8"
Laundry	Main	5`6" x 3`4"
4pc Bathroom	Main	7`10" x 5`0"
Bedroom	Main	12`11" x 9`0"
2pc Ensuite bath	Main	5`5" x 3`10"
Bedroom	Basement	13`11" x 12`9"

Room	Level	Dimensions
Living Room	Main	18`3" x 15`6"
Kitchen	Main	13`5" x 9`5"
Bedroom	Main	13`3" x 12`5"
Bedroom	Main	9`4" x 8`4"
Bedroom - Primary	Main	13`0" x 10`11"
Game Room	Basement	19`9" x 14`8"
Bedroom	Basement	11`8" x 11`9"

**Bedroom
Kitchen**

**Basement
Basement**

**11`7" x 10`9"
11`5" x 9`10"**

**Dining Room
Sunroom/Solarium**
Legal/Tax/Financial

**Basement
Main**

**9`11" x 6`4"
9`7" x 11`5"**

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

7851JK

Remarks

Pub Rmks:

This property presents endless opportunities! Whether you want to use the entire house for your family, live upstairs while renting out the lower level, lease both units, or even redevelop the expansive 60x125 lot, the choice is yours. Featuring 7 bedrooms—4 on the main floor and 3 in the basement—this Dalhousie home boasts a bright, open living room with a brick-faced wood-burning fireplace and a spacious dining area. On the main floor luxury vinyl plank flooring has been added throughout. In addition you'll find four bedrooms, including a primary suite with a convenient 2-piece ensuite, plus a fully updated and modern 4-piece bathroom. Private laundry facilities on this level adds to your convenience. The illegal basement suite has a separate entrance entering from the sunroom. It includes 3 bedrooms, 3-piece bath, large kitchen with an eating area, a generous living room featuring another brick-faced wood-burning fireplace, and an ample laundry/storage area. The basement windows have be updated. The enormous fenced backyard is perfect for kids and pets to play, while the big double detached garage (24.3x21.2) at the end of the concrete driveway ensures secure parking. Located just a short distance from Dalhousie Station shopping and with excellent access to public transportation via the LRT and bus; this home is also within walking distance of St. Dominic and DH Cartwright Schools. Super close to a number of parks! Don't miss your chance—call today!

Inclusions:
Property Listed By:

**fridge, stove, washer, washer/dryer in basement
Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









